

Redkey \$17,654; 1147 W Arch St. Portland \$32,813; 226 E Grandview Ave. Redkey \$21,475; 311 E Votaw St. Portland \$21,100; 1102 N Ben Hawkins Portland, \$7,970; 628 E Water St. Portland \$12,752; 117 E Lafayette St. Portland \$18,723; 248 N Charles St. Portland \$6,495; 428 W Main St. Redkey \$28,000; 2820 E 200 S Portland, \$55,550; 128 E Floral Ave. Portland \$15,750; 215 N Commerce St. Portland \$1670; 3557 SR 26 Portland \$5,100; 1215 N 350 W Portland \$21,980; 6009 N 150 W Bryant \$23,385; 598 S 20 0W Portland \$16,600; 368 E High St Dunkirk \$17,280; 720 E 300 S Portland \$20,000.

Doug Horn made a motion to take the bids under advisement to have time for the bids to be reviewed by EGIS. Duane Monroe seconded the motion and the motion passed by unanimous vote.

OPIOID SETTLEMENT- LETTER OF INTENT

Kimbra Reynolds, Opioid Settlement Taskforce, came to the commissioners to discuss the National Opioid Settlement funds. There is currently a one-to-one match opportunity of county held opioid settlement monies against state dollars up to \$500,000. The letter of intent specifies they will apply for the match monies as a capital expense for the recovery residence. Mr. Monroe, also a member of the taskforce, noted it would be a good opportunity to receive the additional funding. Doug Horn made a motion to approve and sign the letter of intent. Duane Monroe seconded the motion and the motion passed by unanimous vote.

With no further business, Doug Horn made a motion to adjourn the meeting at 4:28 p.m. Duane Monroe seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COMMISSIONERS

Chad Aker

Duane Monroe

Doug Horn

Attest: Jay County Auditor

JUNE 30, 2025

The Jay County Commissioners met in session on Monday, June 30th, 2025 at 9:00. a.m. in the courthouse auditorium. Attending was Doug Horn, Duane Monroe, auditor Emily Franks, attorney Wes Schemenaur, and Chad Aker, president, presiding. Doug Horn made a motion to approve the minutes from the regular and executive session on June 9th, 2025 and the special session on June 23, 2025. Duane Monroe seconded the motion and the motion passed by unanimous vote.

ROAD USE AGREEMENT

John Hemmelgarn, Jay Portland Building & Planning Director, came to the commissioners to discuss a potential road use agreement with Minnich Poultry for the proposed new facilities. The feed mill and biochar manufacturing will take a special exception from the BZA (Board of Zoning Appeals). Mr. Hemmelgarn believes the construction could potentially tear up the roadway and would like an agreement in place with the highway for them to pay for any repairs, before the BZA approves the exception. He noted that the landowner did not believe the construction would damage the roadway, but were willing to have a meeting with the highway department regarding the issue.

Mr. Aker questioned if this was a standard requirement, and if it had been required for IOM grain to construct their feed mill. Mr. Hemmelgarn explained they had not, but added that things can be missed the first time something is approved. Mr. Monroe pointed out the

business could easily build on the other side of the state line and did not believe any operations had caused damage to the road so far. Mr. Horn asked for clarification on whether the agreement would only be for construction or extend to everyday use. Mr. Schemenaur suggested having the conversation with the owners before moving forward. Duane Monroe made a motion to have a discussion with the landowner regarding road use and a potential agreement. Doug Horn seconded the motion and the motion passed by unanimous vote.

WINDFARM AND CO2 CARBON SEQUESTRATION MORATORIUMS

Pati McLaughlin, Jay Portland Building & Planning Administrative Assistant, came to the commissioners to present recommendations from the Jay County Advisory Plan Commission. They made a favorable recommendation regarding a moratorium on Windfarms for no longer than 12 months. The commission made an unfavorable recommendation for a moratorium regarding CO2 Geological Carbon Sequestration storage facilities within the county. The commissioners have 90 days to approve, make changes and send it back to the commission, or at the end of 90 days it will go into effect. Mrs. McLaughlin noted the purpose of the moratoriums were to give them time to really take a look at the ordinance. Duane Monroe made a motion to set a public hearing in a special session on Monday, July 21st, 2025 at 4:00 p.m. in the Jay County Courthouse Auditorium. Doug Horn seconded the motion and the motion passed by unanimous vote.

OWNER OCCUPIED REHAB PROGRAM (OOR)

Mike Kleinpeter, Owner Kleinpeter Consulting, came to the commissioners to discuss the Owner-Occupied Rehab grant. Mr. Kleinpeter presented an amendment to the original agreement for grant administrator for the program. He estimated an additional 100 hours of work was left at \$125 an hour, as the scope of work had increased from the original contract. Mr. Aker acknowledged the amount of work Mr. Kleinpeter had put into the project for the county. Mr. Monroe questioned if this would be the final amendment to the contract. Mr. Kleinpeter confirmed this would be all that was needed to finish out the program. Doug Horn made a motion to approve the amendment with Kleinpeter Consulting for grant administration in the amount of \$12,500. Duane Monroe seconded the motion and the motion passed by unanimous vote.

Chris Nevels, EGIS, explained to the commissioners they had reviewed the third round of bids and provided a letter of recommendations. There were 117 total bids from five different contractors, 10 bids received were over budget, 12 were only partially responsive bids meaning they do not cover the entire scope of work and, one property did not receive any bids. The recommendation to accept bids from EGIS were as follows; Mooreland Roofing & Construction LLC recommending 8 bids for a total of \$87,738, Dave's Heating & Cooling recommending 6 bids for a total of \$53,684, Fortitude Consulting LLC recommending 17 bids for a total of \$146,521, Mustard Seed Remodeling recommending 3 bids for a total cost of \$34,177.35, All Circuit Electrical LLC recommending 3 bids for a total of \$25,898.10, all totaling \$348,018. They will still need to get with the owners to sign contracts. Duane Monroe made a motion to accept the bids as presented and to allow the commissioner president to sign the contracts once completed by the homeowner. Doug Horn seconded the motion and the motion passed by unanimous vote.

There will be one last round of bids to be opened at the next meeting for a couple remaining properties. Mr. Kleinpeter explained there is about \$100,000 left on the grant, with five remaining homes. All work should be completed by August 31st, 2025. Darlesia Lee, ECI RPD, added she had been working as the main contact for home owners as community developer as the program needed hands on leadership. She again expressed she would like to see a similar program in the future.

HIGHWAY

Robert Howell, superintendent, came to the commissioners to discuss various topics. The first was regarding in car cameras for their vehicles. While they originally wanted to go with Samsera for the cameras, they had previously received a lower quote from FordPro. Their quote for GPS and equipment would be \$8 less per camera, per month, for their 43 vehicles

including their 15 dump trucks. Mr. Aker asked for clarification on whether the system would require them to hardwire the cameras into the vehicles. Mr. Patterson, road foreman, confirmed they would not be modifying the truck at all and would be billed monthly.

Stephanie Klarer, Assistant Superintendent/ERC, also confirmed they had enough money to pay for the cameras out of this year's budget and would add it to their request for the 2026 budget. Doug Horn made a motion to approve the purchase of the cameras from FordPro for an estimated \$22,979.77 per year. Duane Monroe seconded the motion and the motion passed by unanimous vote.

Mr. Howell discussed a proposed detour route from INDOT, near Bryant. The commissioners expressed concern for Bryant's newly paved roads from the proposed route. Mr. Schemenaur advised commissioners to reach out to INDOT with their concerns as they had been receptive to local concern in the past. He added the local truck ordinance allows for truck traffic to be banned anytime there is an official detour from INDOT. Mr. Howell will reach out to INDOT with the county's concerns. He also informed commissioners another bridge replacement has been scheduled for spring of 2027 on Highway 26, East of Highway 27 before 300 East.

The topic of maintaining ditches was brought up with commissioners. The highway has cleaned out several ditches, with some farmers now having issues getting into their fields. Mr. Schemenaur noted the county was legally obligated to provide the drain, but not necessarily access to the fields. The commissioners questioned what the process had been in the past. Mr. Howell explained the landowner would pay for the tube and materials and the highway would put it in for free of charge. Duane Monroe made a motion to set that standard in writing that the landowner pay for any materials and the county will install it. Doug Horn seconded the motion and the motion passed by unanimous vote.

Mr. Howell discussed the topic of commercial permits for driveways, which has a current fee of \$10. The department was questioning if they should start charging for all driveways regardless of if they are commercial, as they have to complete paperwork, inspect it, and place a 911 address sign. Ms. Klarer explained the department is looking for ways to create additional revenue. Duane Monroe made a motion approve \$10 a permit for residential in addition to commercial. Doug Horn seconded the motion and the motion passed by unanimous vote. Mr. Schemenaur will put together an ordinance that will be required to be advertised since a fee is being set. He estimated it would be around August before it would go into effect.

Lastly, Mr. Monroe discussed an issue on 700 S that was created by a farmer coming out on the road and turning around. This resulted in stone rolling off the roadway. He questioned the department if it required chipping and sealing again to repair the road. Mr. Howell reported there was minimal damage, but it did require additional time and material to repair. Mr. Monroe added he did not believe the situation was much different than the road agreement discussed earlier in the meeting. He added if a landowner were to tear up work, they should be required to pay for it. Mr. Howell was not sure if the landowner was aware of the damage caused to the road. Mr. Schemenaur will look research options for those who intentionally cause damage to county-maintained property and report back to commissioners.

JEMS

Gary Barnett and Kyle Gerlach, shift supervisors, came to the commissioners to give an update on operations. The monthly financial report for May was provided with the number of runs. There were 190 total runs in May with 165 from 911, 6 emergent transfers, 14 non-emergent transfers and 61 refusals. Mr. Barnett reported the numbers are down, which is reflected in their revenue. He added the income for June would also be lower than expected due to a timing error with the billing company.

JAY COUNTY COUNTRY LIVING

Cindy Bracy, Chair of Jay County Country Living Advisory Board of Directors, came to commissioners to discuss a recommendation from their June 9th, 2025 meeting. The recommendation was for the facility to be closed as a county home in a timely manner and for the board to remain in place for as long as the commissioners will allow. Mrs. Bracy's

goal is to transition it out of county ownership, as she sees a need for a quality place in the county. She has been communicating with community developers including Jay County Development Corporation and ECI Regional Planning District on potential options. A prepared statement was read from Christina Nixon, an advisory board member, regarding the facility. She noted they have been working to add the facility to the national historic registry.

Mr. Aker clarified the board's recommendation was to either close the facility or look for another organization to take it over. He acknowledged the work of the board and the health department, adding he did not like seeing this happening to the facility. Mrs. Bracy echoed the sentiments, believing finding another source to take over operation would be ideal. All parties agreed it would not be as simple as putting a close sign on the door.

Stacey Johnson, director Jay County Country Living, spoke regarding the lack of housing in the community and hated to see the facility close. She added that they have been working hard on making it nicer at home, but would have to change their current population to more independent based. Both Ms. Johnson and Mrs. Bracy urged the creation of a non-profit for the facility to allow for more grants and fundraising opportunities.

Cindy Bracy explained while the board had made outstanding progress, it is bound at the speed of government. The facility has space for 25 or more, if the water situation would be readdressed. She also mentioned they could move forward with tiny homes on the property if they could adapt current county ordinances. They would also like to take advantage of the last civil war soldier buried there for tourism. Mrs. Bracy noted that while the board has been working on it for fifteen months, they have found the hole was way deeper than could have been imagined. She added, that she believes it is in the best interest of the county to eventually transfer it to not be the burden or responsibility of the county.

Mr. Schemenaur recommended a meeting to sit down and figure out some details including the possibility of a transfer to another organization. He also recommended they reach out to Adams County about their process for closing their county home last year. Cindy Bracy believed it took the county almost a year to find places for all 18-19 residents. She also stated she would reach out to Adams County for more details.

Duane Monroe first commended the work the board had put into the facility. He then expressed concern over half the residents needing more assistance than could be handled by the facility. While he had no answer to the problems, he hoped once the news was public, more people would step forward. Doug Horn noted the facility was budgeted through the end of 2025, but it would be a short timeframe to look at options. He believed a year and six months would give the best opportunity to look at good options, but acknowledged that would be a council decision. The goal would be to not rush or drag out the decision. It was agreed a meeting between council and commissioners and the advisory board should be had sooner than later.

Mr. Monroe asked if they would continue to take in residents, suggesting they pause taking in any new residents. While Mrs. Bracy understood his point, she still saw a need for people to have a place to stay. Mr. Aker suggested they allow them to move in with the understanding they might need to find another option in six months or a year. He added the facility would still need to bring in income ahead of any closing.

The discussion turned back to a potential joint meeting. Mrs. Bracy asked for community input to be had at the joint session about potential ideas. Mr. Schemenaur asked they keep in mind the purpose of the meeting, cautioning against opening it up for discussion before a decision had been made by the county. He added once the council had a direction, a request for proposal (RFP) could be put out for ideas. At the same time, the county could work with JCDC and ECIRPD on potential options.

Duane Monroe asked if any residents had left since the advisory board had made their recommendations. Ms. Johnson confirmed two had left the facility with a total of 18 residents remaining. However, they had three requests for admission since that meeting and was unsure whether or not to take them into the facility. Mr. Monroe again suggested they

pause on admitting anyone new to the facility until there was clarity on the situation. Mr. Aker suggested they allow them as they might just need something temporary. Mrs. Bracy explained they had a resident from Delaware or Randolph County, that had only needed a few months to be able to regroup and leave on her own. Ms. Johnson asked commissioners to not forget the facility is sometimes the last resort for someone or they are going to sleep in their car.

Mr. Horn explained he would like to see what the council has to say on the matter before moving forward. Doug Horn made a motion to table the discussion until after a formal meeting with the council. Duane Monroe seconded the motion and the motion passed by unanimous vote.

OTHER BUSINESS

The payroll docket was presented for commissioner approval. Doug Horn made a motion to approve the payroll docket as presented. Duane Monroe seconded the motion and the motion passed by unanimous vote.

A claims docket for June was presented for commissioner approval. Doug Horn made a motion to approve the claims docket for June as presented. Duane Monroe seconded the motion and the motion passed by unanimous vote.

A grant application from Samantha Rhodohamel, EMA director, regarding applying for a GIS grant through the Indiana Geographical Office was presented for approval. Doug Horn made a motion to approve the grant application as presented. Duane Monroe seconded the motion and the motion passed by unanimous vote.

Emergency Claims related to the Owner-Occupied Rehab (OOR) program to EGIS \$5,497.10, two claims to Dave's Heating & Cooling totaling \$16,353, and three claims for Mustard Seed Remodeling totaling \$49,551.69. Duane Monroe made a motion to approve the claims as presented. Doug Horn seconded the motion and the motion passed by unanimous vote.

The commissioners explained their regular scheduled meeting for July 28th needed to be moved to July 30th at 9:00 a.m. due to a lack of quorum.

With no further business, Doug Horn made a motion to adjourn at 10:51 a.m; Duane Monroe seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COMMISSIONERS

Chad Aker

Duane Monroe

Doug Horn

Attest: Jay County Auditor